

SUMMARY MINUTES

BUILDING ADVISORY BOARD TUESDAY – JUNE 12, 2007 – 4:00 P.M.
ROOM 107, CITY-COUNTY BUILDING

Members Present: Kenny Hancock, Diana Dierks, Vernie Stillings, Steve Barnett, Bob Haworth, Jim Manley, Dallas Bruhl, Bob Dolan, Rick Walters

Members Absent: Mike Prester

Staff Present: Mike Roberts, Sue Cline

Audience Count: 0

(Note: The agenda and staff report for this meeting and this particular agenda item was sent to approximately 75 others including local engineers, local architects, Chamber of Commerce, Homebuilders Association, and builders who have constructed new homes or new commercial buildings in the past two years)

Meeting was called to order by Bob Haworth, Chairman, at 4:07 pm

(A) Approval of May 8, 2007 minutes

MOTION: Vernie Stillings moved to approve the minutes of the May 8, 2007 meeting, as presented

SECOND: Diana Dierks

VOTE: 9-0, motion carried

Prior to beginning discussion of agenda items, Dallas Bruhl confirmed his acceptance of the co-chairman position on this board. (He was elected to this position at the May 8, 2007 meeting, but was not present at that meeting)

(B) Continued review of the 2005 National Electric Code (NEC)

Mr. Roberts presented the staff report which summarized the actions that the board took at the May meeting.

- Item #1 concerned significant changes to the code. The consensus of the Board was that two of the changes, one regarding concrete encased grounding electrodes and the other regarding disconnecting means for fluorescent light fixtures, merited further discussion. Mike Flory of the Salina Homebuilders Association volunteered to schedule discussion regarding the impact that concrete encased grounding electrodes would have on residential construction with the Association membership and provide a report at the June BAB meeting.
- Item #2 concerned a recommendation from local Plumbing, Mechanical and Electrical contractors and tradesmen to begin to require the installation of arc-fault circuit interrupters for the protection of all bedroom receptacles in dwellings. Mike Flory volunteered to schedule discussion regarding the impact of this change on residential construction with the Association membership and provide a report at the June BAB meeting.

- Item #3 was a review of all currently adopted amendments. There were no recommendations to change or delete any of the current amendments.
- Item #4 concerned a request by staff for the Board to consider whether or not a definition for “commercial buildings” was necessary for the application of the requirement for dedicated outline sign outlets at building entrances. The Board discussed the requirement, but took no action.

Bob Haworth – stated a concern about the availability of fluorescent lighting that would meet requirements for local dis-connect.

Mike Roberts – indicated that those products should be available in January 2008 and they would meet the code.

Bob Haworth – expressed concern about the costs of the new fixtures and the fact that this is a complete unknown.

Dallas Bruhl – stated that these fixtures are actually available now from manufacturers.

Mike Roberts – pointed out that this is really not new technology but rather it is just setting new standards. He stated that he does not think the cost will be significant – and that this code change will definitely be safer.

Dallas Bruhl – stated that he does not like to see us amend something out of the code that is a good thing for safety.

Mike Roberts asked if the Board wished to take any action to amend the section. There were no motions made to change the requirement.

Bob Haworth – stated that since there is no representation by the Homebuilders at the meeting and since they had agreed to bring back some information about Item #1 regarding concrete encased grounding electrodes and Item #2, he recommended postponing any final decisions on those items to the July meeting.

(note: Bob said that Daryl and Mike were not present today to represent the Homebuilders was due to a car accident in which Daryl's grandson was injured and for that reason we would give them an opportunity to be part of this discussion at the July meeting.)

Item #3 of the staff report was discussed briefly and the board agreed that there were no changes to be recommended on that item.

Item #4 – receptacle for dedicated outlets at commercial building entrances

Discussion continued on this item, with attention to specific scenarios and applications that this code requirement might affect. The board's general consensus was that they would not be in favor of making the installation of this outlet a mandatory requirement at

the time of building construction because not all businesses plan to have lighted signage at the entrance area.

MOTION: Kenny Hancock moved to recommend that the code requirement state: The installation of a dedicated receptacle at building entrances for signs is not required at the time of construction. However, if a business wishes to install a lighted sign at the building entrance then a dedicated 20 amp circuit would be required at the time of sign installation.

SECOND: Jim Manley

DISCUSSION: None

VOTE: 9-0 motion carried

(C) Review of 2009 Building Valuation Data Table

Mike Roberts stated that this item is an informational item for the board and does not require any formal board action. Mike presented the staff report and stated that staff will recommend that this valuation table be adopted by the City Commission. There will also be a proposal for City Commission consideration of an increase of approximately 3.5% to 4% for residential square foot costs.

The board indicated their informal support of these changes.

Mr. Roberts indicated that this will be presented to the City Commission, probably sometime in July and that there will also be an article in the August Development Services newsletter.

(D) Other Business

Mike Roberts informed the board regarding a recent presentation to the City Commission regarding the contractor licensing fee. City Commission approved the \$150.00 licensing fee and directed staff to come back at a future city commission meeting to present a proposal for another increase based on full cost recovery.

Mike announced that the July meeting agenda will be:

1. Finish discussion of the postponed items regarding the 2005 NEC
2. Presentation of proposed draft language for the code changes based on decisions made today
3. Review of the Significant changes to the 2006 IBC

MOTION TO ADJOURN: Mr. Haworth adjourned the meeting directly at 4:58 p.m.